

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3A (Residential zone).

This would allow a 33'7" by 28'7" addition of which an approximate 33'7" by 10' portion (283 square feet) is proposed to encroach into the required rear yard setback and to be located to within 10 feet of the rear property line.

The required cumulative front and rear yard setback total in the R-3A zone district is 45 feet.

BACKGROUND

The applicants are requesting great room and patio additions; a portion of the great room will encroach in the required rear yard setback.

CALCULATIONS

Permitted area of encroachment in required rear yard = 303 sq. ft. (25.42' [76.25' average lot width ÷ 3] x 11.91' [3/5 of 19.84'])

Requested area of encroachment = 283 sq. ft. (33'7" x ~8.5')

Required front and rear yard setback = 45'

Requested front and rear yard setback = 35'

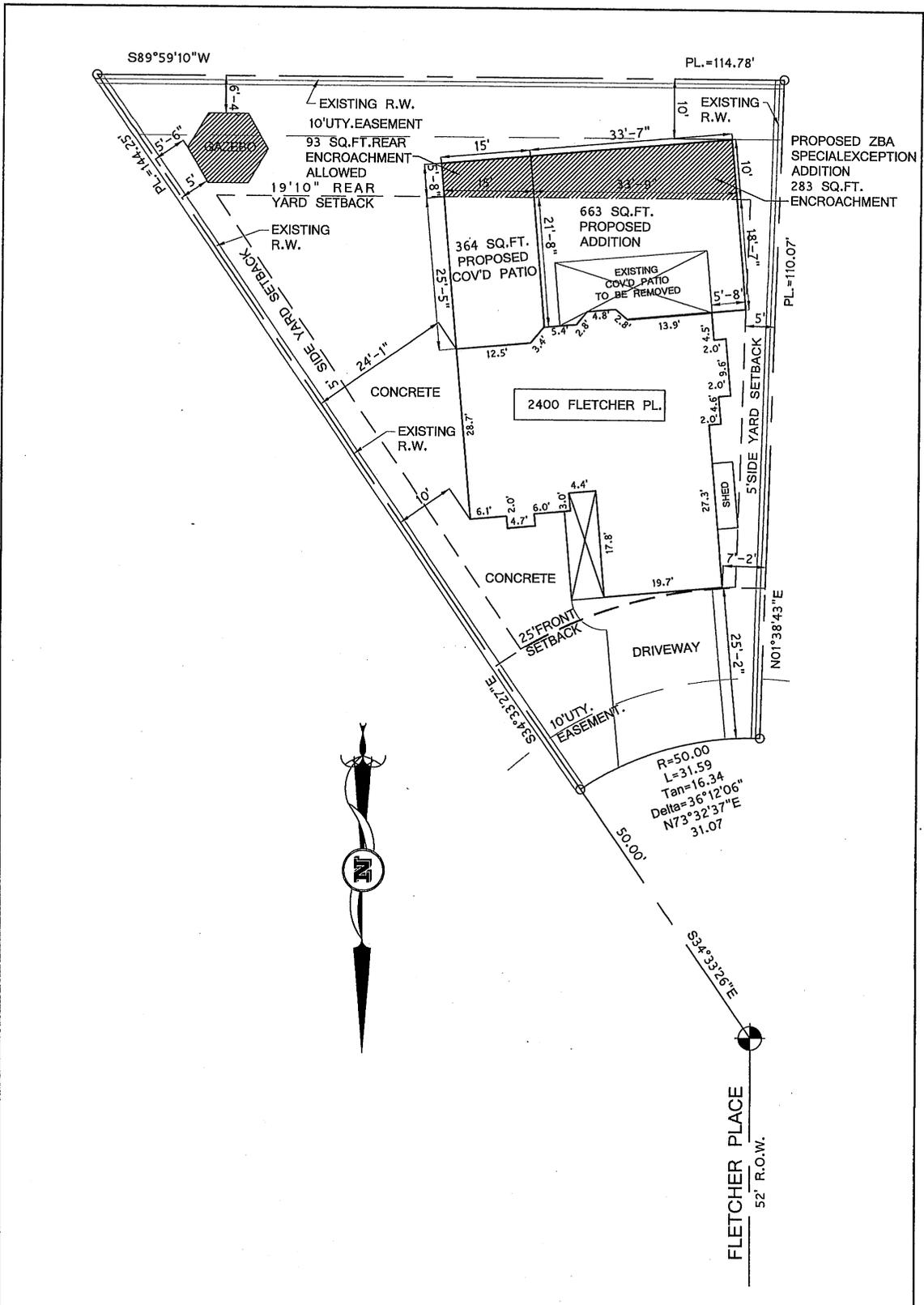
STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."



SCALE 1" = 20'

CERTIFICATION	JOB# 2400 DATE: 01-09-14 FIELD: DG OFFICE: SM FILE:NET:\SABINO\2014\1400
	LOCATED IN ZONE A PANEL # 480214-0042-B DATED 10-15-82
	RECORDED IN VOLUME 66 PAGE 39 , REAL PROPERTY RECORDS, EL PASO COUNTY, TX
	2400 FLETCHER PLACE LOT 26, BLOCK 81 VISTA HILLS UNIT TWENTY THREE CITY OF EL PASO, EL PASO COUNTY, TEXAS

